Annexure I

Name of the corporate Debtor: Samruddhi Realty Limited **Date of Commencement of Liquidation: 13.03.2020 (order copy received 17.03.2020)** **List of stakeholders as on 05.05.2020**

List of Secured Financial Creditors belonging to any class of creditors

(Amount in INR)

Sr. No.	Name of Creditor	Details of claim received		Details of claim admitted										Amount of claims not admitted	Amount of claims under verification	Remarks, if any
		Date of receipt	Amount Claimed	Amount of claim admitted	Nature of claim	Amount covered by security interest	Whether security interest relinquished? (Yes/No)	Details of Security Interest	Amount covered by guarantee	% share in total amount of claims admitted	Amount of contingent claims	Amount of any mutual dues, that may be set-off				
1	Phoenix ARC Private Limited	6/10/2020	78,714,792	78,714,792	Secured FC	78,714,792	Yes **(Deemed relinquishment** as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016)	Equitable Mortage over All that piece and parcel of residential unit / house bearing No. A, having 6285.89 sqft of super build up area along with 3000 sqft of undivided share, and Unit no. B, having 6285.89 sqft of super build up area along with 3000 sqft of undivided share, with 4 car parking space in basement together with amenities and is with RCC Roofing, Vitrified Tiles for flooring, Main Door Frame and Shutter with Teak Wood and other doors with Sal Wood, Aluminium Sliding Windows, to be constructed on property bearing BBMP Katha No.292/353/356/518/519/227/1434, Old VP Khata No. 227/1434 and 227/1435 portion of Site no. 4, situated Whitefield, Krishnarajapuram Hobli, Bangalore South Taluk, now coming under the limits of BBMP Bangalore.	-	1.85%	-	-	-	NA	
2	1.India Asset Growth Fund I, 2.India Asset Growth Fund II 3.Edukrill Realtors LLP, 4.Regent Marbles & Granit Industries Ltd. (Essel Finance Managers & Advisors Llp)	4/17/2020	1,235,740,625	1,051,298,266	Secured FC	1,051,298,266	Yes **(Deemed relinquishment** as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016)	1. First ranking pari-passu charge by way of registered mortgage on the Projects (details provided below) over the undivided share of land in projects and all the right, title and interest of the company over the projects including the development rights and the Company's share of unsold stock in the Projects which was perfected by charge on 6th December 2016 Details of the mortgaged assets are provided hereinbelow: A. Samruddhi Mystic Wind situated at Nimbekalpura, Bidarahalli Hobli, Bangalore / B. Samruddhi Rhythm situated at Doddagubbi Village, Bidarahalli Hobli, Bangalore / C. Samruddhi Song of Wind situated at Kadubathi Village, Nandi Hobli,Chikkaballapura Taluk, Bangalore District / D. Samruddhi Winter Green situated at Amani Bellandur Khane Village, Varthur Hobli, Bangalore East Taluk measuring 3 acres 10 guntes. / E. Blas situated at Nagenahalpura Village, Begur Hobli, Bangalore South Taluk, Bangalore District / F. Samruddhi Lake Drive situated at Nimbekalpura Village, Bidarahalli Hobli, Bangalore East Taluk. / G. Samruddhi Lumière Terrace situated at Anjanapura Village, Uttarahalli Hobli, Bangalore / H. Project Receivables of all the Projects mentioned in (A) to (G) above. 2. First ranking pari-passu charge by way of hypothecation of all Project Receivables. 3. First ranking charge by way of pledge of promoters shares (Hemang Dipakkumar Rawal, Chaitali Hemang, Ravindra Mallikarjunappa Madhuri and Nanda Ravindra) being 49.8% of the total share capital of the Company in favour of the debenture trustee. 4. Personal guarantees issued by Hemang Dipakkumar Rawal, Ravindra Mallikarjunappa Madhuri 5. PDCs of Issuer, Guarantor and Promoters. 6. DPN in favour of the Debenture Trustee for entire principal amount being INR 75cr; 7. PoA in favour Promises director. 8. First ranking pari-passu charge by way of hypothecation of all the monies including cash flow and receivables accruing to or arising out of all the aforementioned Projects	934,276,716	24.67%	-	-	184,442,359	NA	-
3	Assets Care & Reconstruction Enterprise Limited (ACRE)	6/18/2020	203,990,875	168,891,600	Secured FC	168,891,600	Yes **(Deemed relinquishment** as secured lenders have failed to defray their portion of liquidation costs to date, all security interests have become part of the common liquidation estate under Regulation 21A (3) of the IBBI (Liquidation Process) Regulations, 2016)	Mortgage over the properties - under-construction unit # 1D C, 12 C, 13 A, 14 B, 1 A, 2 B, 3 A, 6 A, 7 A, 9 A, 9 B OF PROJECT SAMRUDHI SUNSHINE LOCATED AT SY NO. NO. 111 ADMEASURING ABOUT 1 ACRE 1 GUNTA, SITUATE AT NAGANATHAPURA VILLAGE BEGUR HOBLI, BANGALORE SOUTH TALUK BANGALORE RURAL (hereinafter referred to as the Mortgaged Property") vide Registered mortgage dated 26.07.2016) Undersconstruction unit # 402,503, 502,103,201,202,301,302,403, 501, 502, 503, 602, 603, 802, 803, 901,902,903 IN TOWER A AND 103,203, 303,403,503,603,703,803,903 IN TOWER B OF PROJECT SAMRUDDHI NORTH SQUARE AT SY NO. 50/1 AND SY NO. 52/2, SITUATED AT KOGILU VILLAGE, YELAHANKA HOBLI, BANGALORE NORTH TALUK, BENGALURU-560064 (hereinafter referred to as "the Mortgaged Properties") vide Registered mortgage dated 26.07.2016		3.98%	-	-	35,099,273	NA	
Total			₹ 1616 445 1917	₹ 1566 904 658		₹ 1566 904 658			934 276 716	50.49%				1919 541 812		